

ORDINANCE NO. 041202-Z-20

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 10100-10182 SOUTH IH-35 SERVICE ROAD SOUTHBOUND AND 10100-10128 OLD SAN ANTONIO ROAD AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim rural residence (I-RR) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-04-0126, on file at the Neighborhood Planning and Zoning Department, as follows:

A 13.886 acre tract of land, more or less, out of the S.F. Slaughter League Survey No. 1, and the Santiago del Valle Grant, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 10100-10182 South IH-35 Service Road southbound and 10100-10128 Old San Antonio Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

The following uses are prohibited uses of the Property:

Adult oriented businesses
Bail bond services
Commercial blood plasma center
Equipment sales
Kennels
Monument retail sales
Residential treatment
Transportation terminal

Agricultural sales and services
Campground
Drop-off recycling collection facility
Exterminating services
Laundry Services
Pawn shop services
Transitional housing

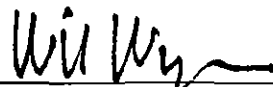
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on December 13, 2004.

PASSED AND APPROVED

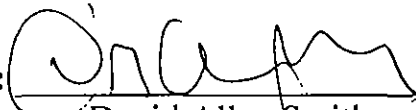
December 2, 2004

§
§
§

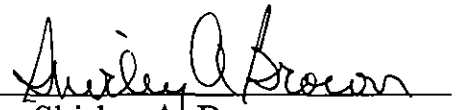


Will Wynn
Mayor

APPROVED:


David Allan Smith
City Attorney

ATTEST:


Shirley A. Brown
City Clerk

C14-04-0126

DESCRIPTION

DESCRIPTION OF 13.886 ACRES OF LAND SITUATED IN THE S. F. SLAUGHTER LEAGUE SURVEY NO. 1 AND THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO EDWIN TABB HARRELL OF RECORD IN VOLUME 13125, PAGE 203 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 13.886 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with aluminum cap set in the occupied north line of Old San Antonio Road in the west right-of-way line of Interstate Highway No. 35 (300' R.O.W.), for the easternmost southeast corner of the herein described tract, same being the southwest corner of that certain tract of land described in Condemnation No. 145 to the State of Texas, of record in Volume 1, Page 212 of the Commissioners Court Records of Travis County, Texas, from which a fence post of an old barbed wire fence bears N72°13'23"W a distance of 1.37 feet;

THENCE with the west right-of-way line of Interstate Highway No. 35, S35°19'42"W a distance of 58.60 feet to a point for the southernmost southeast corner of the herein described tract, from which a 1/2 inch iron rod for an angle point in the west right-of-way line of Interstate Highway No. 35, and the east line of said Harrell tract, same being the northwest corner of that certain tract of land described in right-of-way deed to the State of Texas of record in Volume 1636, Page 374 of the Deed Records of Travis County, Texas, bears S35°19'42"W a distance of 72.41 feet;

THENCE over and across said Harrell tract with a line 28 feet north and parallel with the centerline of pavement of Old San Antonio Road, the following four (4) courses:

1. With the arc of a curve to the left an arc distance of 193.87 feet, having a radius of 603.00 feet, a central angle of 18°25'16", and a chord which bears S81°51'24"W a distance of 193.04 feet to a point;
2. S72°38'46"W a distance of 256.19 feet to a point at the beginning of a curve to the right;
3. With the arc of said curve to the right a distance of 377.68 feet, having a radius of 722.00 feet, a central angle of 29°58'19", and a chord which bears S87°37'56"W a distance of 373.39 feet to a point;
4. N77°22'55"W a distance of 70.73 feet to a point for the southwest corner of the herein described tract;

THENCE continuing over and across said Harrell tract N03°19'41"E at a distance of 1.24 feet passing a 1/2 inch iron rod with cap set in said barbed wire fence line, in all a total distance of 628.84 feet to a 1/2 inch iron rod with aluminum cap set for the northwest corner of the herein described tract;

THENCE N85°20'34"E a distance of 1006.93 feet to a 1/2 inch iron rod with aluminum cap set in the west right-of-way line of Interstate Highway No. 35 and the west line of said Condemnation No. 145 for the northeast corner of the herein described tract from which a 1/2 inch iron rod with "Chaparral" cap found in the west right-of-way line of Interstate Highway No. 35 bears N12°58'08"E a distance of 433.28 feet;

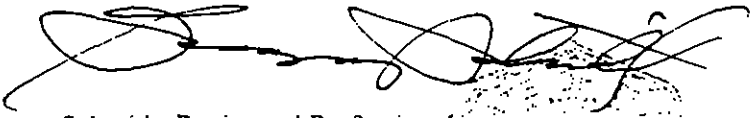
THENCE with the west right of way line of said Interstate Highway No. 35, the west line of said Condemnation No. 145 and with the east line of the herein described tract, S12°58'08"W passing at a distance of 214.03 feet a 5/8 inch iron rod found (TxDot Station 1310+00, 150' Rt.), in all a total distance of 572.59 feet to the POINT OF BEGINNING containing 13.886 acres within these metes and bounds.

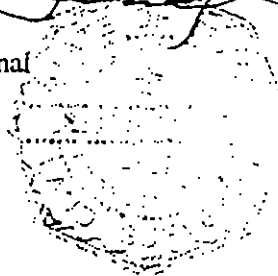
Reference is herein made to the sketch accompanying this metes and bounds description

Bearing basis: Grid North, Texas State Plane Coordinate System NAD83 (CORS) Central Zone.

I hereby certify that this description was prepared from a survey made on the ground under my supervision.

CUNNINGHAM-ALLEN, INC.

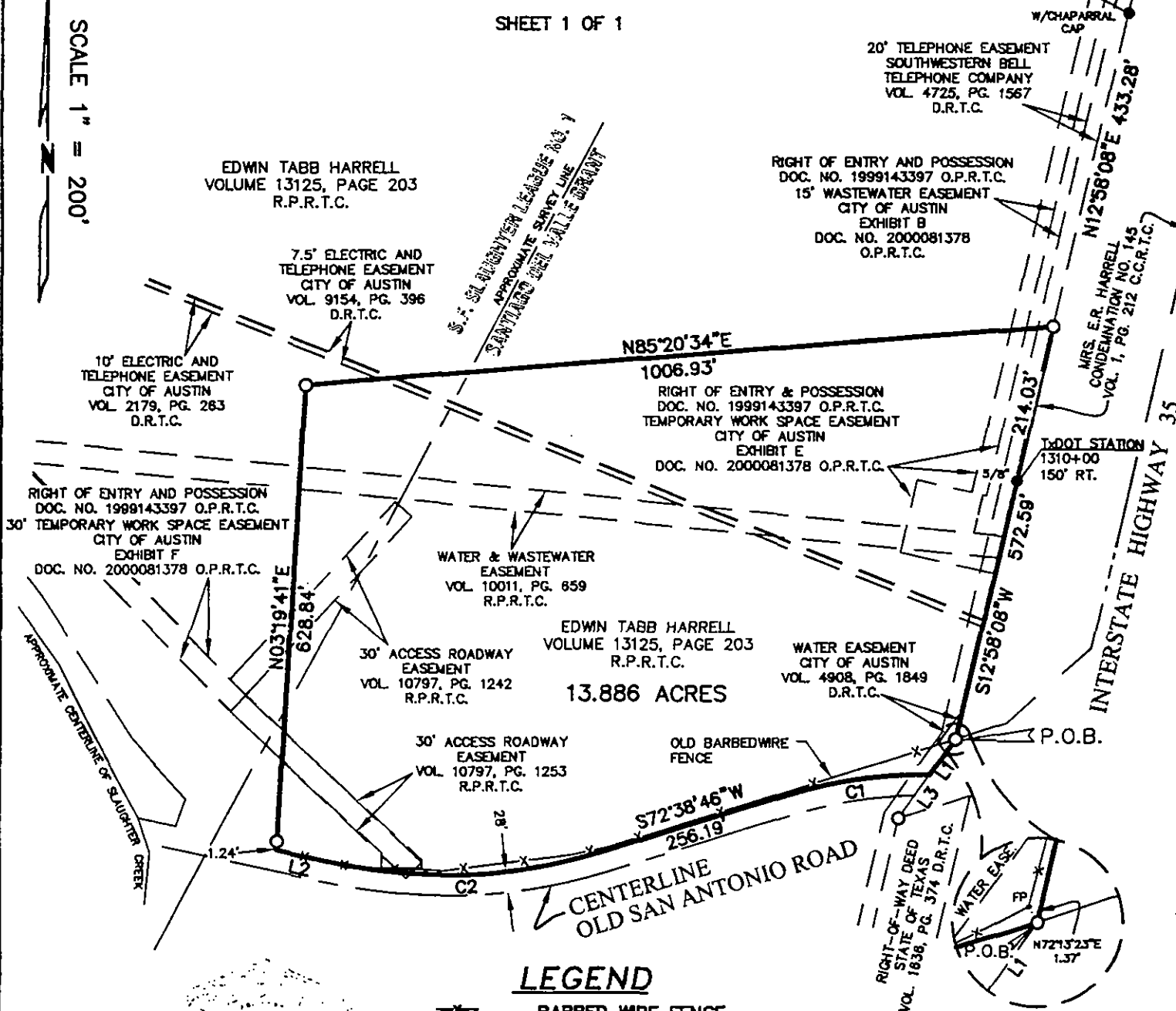

Gregory Schmidt, Registered Professional
Land Surveyor No. 4437
Date: 9/17/04



SKETCH TO ACCOMPANY FIELD NOTES

SHEET 1 OF 1

SCALE 1" = 200'



LEGEND



- BARBED WIRE FENCE
- FENCE POST
- 1/2" IRON ROD FOUND (UNLESS STATED)
- C.C.R.T.C. COMMISSIONERS COURT RECORDS OF TRAVIS COUNTY
- D.R.T.C. DEED RECORDS OF TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- P.O.B. POINT OF BEGINNING

SURVEYED BY:

GREGORY SCHMIDT
REG. PROF. LAND SURVEYOR
NO. 4437

DATE: 9/17/04

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CH-BEARING
C1	193.87	603.00	18°25'16"	97.78	193.04	S81°51'24"W
C2	377.68	722.00	29°58'19"	193.27	373.39	S87°37'56"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S35°19'42"W	58.80'
L2	N77°22'55"W	70.73'
L3	S35°19'42"W	72.41'

CA
Cunningham | Allen
Engineers • Surveyors

3103 Bee Cave Road, Suite 202

Austin, Texas 78746-6819

Tel.: (512) 327-2946

Fax: (512) 327-2973

© COPYRIGHT 2004 CUNNINGHAM-ALLEN, INC.

CLIENT: -
DATE: 9/16/04

CREW: DED/JP

OFFICE: CG, BW
F.B.: -

PROJ #: 277.1101
FILE NAME: REVISED ZONING AREA 4

